



Memorandum

**TO: COYOTE VALLEY SPECIFIC
PLAN TASK FORCE**

FROM: Sal Yakubu

**SUBJECT: SUMMARY OF TECHNICAL
ADVISORY COMMITTEE
MEETING HELD ON 8/16/05**

DATE: August 22, 2005

Approved

Date

Technical Advisory Committee Members Present:

Shanna Boigon (Association of Realtors), Dawn Cameron (County Roads), Mark Frederick (County Parks), Mike Griffis (County Roads), Dave Higgins (Santa Clara Valley Water District), Mary Hughes (Habitat for Humanity), Dunia Noel (LAFCO), Trixie Johnson (Friends of the Greenbelt), Libby Lucas (California Native Plant Society), Jane Mark (County Parks), Dennis Martin (Home Builders Association), Brian Schmidt (Committee for Green Foothills), Bill Shoe (County Planning), Mike Tasosa (VTA) and Rebecca Van Dahlen (Association of Realtors).

Members of the Public Present:

Paul Reimer (Foster-Benson Property),

City and Other Public Agency Staff Present:

Sal Yakubu (PBCE), Susan Walsh (PBCE), Darryl Boyd (PBCE), Mike Mena (PBCE), and Dave Mitchell (PRNS).

Consultants Present:

Roger Shanks (Dahlin Group) and Jim Thompson (HMH Engineers).

1. Welcome and Introductions

The Technical Advisory Committee (TAC) meeting convened at 3:00 p.m. Susan Walsh, Senior Planner with the Planning, Building and Code Enforcement Department (PBCE), provided an overview of the agenda. The purpose of the meeting was to present and solicit feedback on four (4) phasing scenarios for implementing development and promoting economic growth in Coyote Valley, and to review a number of refinements that have been made to the Land Plan Concept since the January 2005 progress report at City Council.

2. Update on CVSP

A show of hands indicated that about eight people attended the Task Force Meeting held on August 15, 2005. Susan indicated that staff and the consultants have primarily been working on phasing scenarios and refinements to the Plan. There have also been several meetings with the Morgan Hill Unified School District to develop an approach to creating high quality schools in Coyote Valley. There is general consensus regarding the overall school site locations and grade configurations. There is still work to be done on the collegiate-style high school concept, traffic circulation and drop-off, shared schools and parks, the phasing of school building, and school financing, implementation and design guidelines.

3. Discussion Regarding CVSP Jobs/Housing Scenarios Related to Draft Phasing Objectives and Logistical Requirements

Susan Walsh gave a PowerPoint presentation on “Promoting Economic Development in Coyote Valley”, which included a description of the following four (4) phasing scenarios:

- *Strict Concurrency Scenario*– This phasing option would require the development of one land use be linked to the pace of development of another land use. This scenario is reflective of the Co-Chair’s memorandum that described a 2:1 job/housing ratio throughout the Coyote Valley build-out.
- *Phased Concurrency Scenario* – This option is another version of the Strict Concurrency scenario, in that development of one land use would be linked to the pace of development of another land use. The difference, however, is that this scenario includes a job trigger prior to the development of the 5001st housing unit. This scenario includes the development of 5,000 housing units and 10,000 jobs in the first phase of development.
- *Trigger(s) Scenario* – This option would be consistent with the current trigger identified in the *San Jose 2020 General Plan*, which requires that 5,000 jobs be located in Coyote Valley prior to any development of residential uses.
- *Placemaking Infrastructure Scenario* – This phasing option would allow for substantial up front market-driven investment in key place-making infrastructure elements to provide a

catalyst for the growth of jobs.

The four phasing scenarios were summarized and graded using criteria including: financial feasibility, fiscal neutrality, citywide jobs/housing balance, affordable housing timing, and Greenbelt funding and timing. The “Phased Concurrency” and the “Placemaking Infrastructure” scenarios had the highest rating using the above criteria. Although these two scenarios rated the highest, there is no guarantee that the anticipated number of driving industry jobs will locate in Coyote Valley in any of the scenarios in the near term.

The following comments were provided:

- Jobs should be developed at the same time as housing to capture internal vehicle trips and implement intent of the “Plan” to be a pedestrian and transit-oriented community.
- There is no information as to how the number of non-industry-driving jobs has been calculated.
- There was a request for clarification of the percentage of secondary jobs, which seems to have changed several times. *Staff indicated that there will be 5,000 secondary jobs, which included retail, and government jobs (numbers confirmed by Economic Planning Systems, EPS).*
- How is the number of retail square feet generated? *Jim Thompson, with HMM Engineers, explained that the retail square footage was generated from the building typology specifications.*
- Recommend that whichever phasing scenario is selected it should be evaluated at various intervals after the implementation begins to see if changes are needed. The market may not support the intended job development and the phasing plan should be adjusted accordingly.
- Staff needs to re-evaluate the phasing scenarios laid out in the presentation and the financial performance data prepared by EPS. These do not seem to match up when reviewing the summary matrix of the phasing scenarios included in the presentation, specifically in looking at the jobs/housing balance grade. The jobs/housing balance grades should be lower since there is no guarantee of jobs in any of the phasing scenarios.
- Recommend that staff re-evaluate the revenue expected to be generated from residential development in the Plan. Although initial development may create a new tax base and result in a net positive, this may not be the case over the long term service costs of Coyote Valley.
- If residential development now pays for itself, why is the City falling short in its budget?
- Will there be an assessment district or Mello-Roos district to pay for infrastructure and maintenance of public facilities? *Staff indicated that it is one of several possible funding strategies that will be considered in the financing plan.*
- Is public transit going to be developed during the first phase of development? *Staff responded in the affirmative.*
- High density and mixed-use should be required in the first phase of development.
- Representatives from the County Parks Department stated that staff should pay close attention to the link between phasing development and monitoring demand on park facilities.

4. Proposed Land Use Concept Plan Refinements

Roger Shanks of the Dahlin Group gave a brief PowerPoint presentation of the most recent refinements to the Land Use Plan Concept. These refinements included:

- A new alignment for the fixed-guide-way transit line that would capture more trips from the land uses located on the east side of Monterey Road and activate workplace uses.
- Refinements to the number of elementary schools within the project area from seven (7) to a total of nine (9), and the inclusion of a collegiate-style high school consisting of two schools with shared facilities. The proposed collegiate school would be located adjacent to the town center and possibly include a shared library for use by both the school and the public.
- Intensification of the Santa Teresa corridor south of the ‘town center’, which would provide more opportunities for mixed use/commercial, uses along the public transit line.
- Inclusion of a street grid system within the development, which would compliment parkway system to move traffic through the development, without impacting individual neighborhoods with major “cut-through” arterials.

The following comments were provided:

- Will the proposed public transit have signal light priority? *Staff responded in the affirmative.*
- Is the public transit going to serve the development on the east side of Monterey Road (the transit route is only on west side)? *Staff responded that the proposed transit changes would improve access to transit for those located on the east side of Monterey Road, and there may also be separate bus service to the east side of Monterey Road.*
- Shared libraries by both high schools and the public have been known to be undesirable to older users.
- The new transit alignment through the “town core” does not seem to capture more trips from the previous alignment that ran on the outer edge of the “town core”.
- Will the proposed high school site have a direct connection to the public transit line? *Staff responded in the affirmative.*
- Recommend consideration of co-location of the high school and the proposed Gavilan College.
- Staff should evaluate the connection between the proposed college and the surrounding workplace land uses and how they may benefit one another (i.e. student and employee housing).
- Staff should consider that the incorporating a new college in the planning area might impact other education facilities in surrounding jurisdictions.

5. Open Forum

Comments received during the open forum are provided below:

- Greenbelt funding is to be provided by the lower residential developments per the Co-Chair's memorandum on logistics and timing. Staff should consider an agricultural mitigation requirement under CEQA for the overall development.
- Has staff considered the need to address water supply issues related to the proposed development and where that future water supply is going to come from? *Jim Thompson explained the proposed water supply strategies.*
- Staff needs to evaluate the need for an east/west wildlife corridor located on the north side of the planning area, and not just to the south.

5. Adjourn

The meeting was adjourned at 5:00 p.m. The next Technical Advisory Committee meeting to be held on September 20, 2005. The next Task Force meeting will be held on Monday, August 29, 2005.